

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Memphis

State: TN

PJ's Total HOME Allocation Received: \$77,988,185

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	A
				PJs in State: 8		
Program Progress:						
% of Funds Committed	92.33 %	93.71 %	7	94.94 %	19	28
% of Funds Disbursed	82.66 %	83.89 %	6	84.35 %	39	31
Leveraging Ratio for Rental Activities	1.63	1.58	2	4.59	12	25
% of Completed Rental Disbursements to All Rental Commitments***	84.17 %	82.70 %	6	81.38 %	44	29
% of Completed CHDO Disbursements to All CHDO Reservations***	83.57 %	76.92 %	1	68.05 %	81	76
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	87.01 %	63.37 %	3	79.65 %	74	62
% of 0-30% AMI Renters to All Renters***	60.24 %	42.38 %	3	44.76 %	88	78
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	90.55 %	68.98 %	7	94.31 %	18	19
Overall Ranking:			In State: 1 / 8		Nationally: 54 55	
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$21,859	\$13,511		\$25,245	508 Units	15.60 %
Homebuyer Unit	\$11,166	\$12,227		\$14,395	1,681 Units	51.60 %
Homeowner-Rehab Unit	\$24,501	\$24,387		\$20,186	765 Units	23.50 %
TBRA Unit	\$10,143	\$10,012		\$3,142	304 Units	9.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Memphis TN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$49,747	\$37,635	\$28,869
State:*	\$41,172	\$67,505	\$31,804
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 4.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.83

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	9.3	6.0	1.6	16.1
Black/African American:	90.2	93.0	98.2	82.9
Asian:	0.0	0.1	0.0	0.0
American Indian/Alaska Native:	0.2	0.1	0.0	1.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.1	0.0	0.0
Black/African American and White:	0.0	0.1	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	0.0	0.2	0.0	0.0

ETHNICITY:

Hispanic	0.2	0.4	0.3	0.0
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HOUSEHOLD SIZE:

1 Person:	45.9	18.7	41.0	36.2
2 Persons:	36.1	45.8	28.5	16.8
3 Persons:	10.9	18.3	14.5	15.8
4 Persons:	2.8	9.5	6.9	15.1
5 Persons:	2.6	5.2	4.4	8.6
6 Persons:	1.3	1.8	1.8	4.3
7 Persons:	0.2	0.6	1.0	2.0
8 or more Persons:	0.2	0.2	1.6	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	60.7	23.1	13.5	58.2
Elderly:	20.7	36.2	63.3	1.0
Related/Single Parent:	17.0	27.3	15.9	37.5
Related/Two Parent:	1.1	8.9	6.1	2.3
Other:	0.7	4.5	1.2	1.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	28.0	0.1 [#]
HOME TBRA:	1.1	
Other:	32.2	
No Assistance:	38.7	

of Section 504 Compliant Units / Completed Units Since 2001 221

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Memphis State: TN Group Rank: 54
(Percentile)
State Rank: 1 / 8 PJs Overall Rank: 55
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	84.17	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	83.57	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	90.55	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.88	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

